



CONNECTICUT ASSOCIATION OF
REALTORS[®] INC.

Statement on

**S.B. 5400: AN ACT CONCERNING THE DISCLOSURE OF LEASED ITEMS IN REAL ESTATE
TRANSACTIONS**

Submitted to General Law Committee
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by

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Vice President of Government Affairs

We support the goal of this bill and recommend one way that it can be accomplished. That is by asking the Department of Consumer Protection to amend the "Sellers' Property Condition Disclosure Report Form" required by Section 20-327b of the statutes. That form requires home sellers, prior to executing a sales contract, to give prospective buyers a cookbook list of the property' features, conditions, and problems.

Language can easily be inserted in Question # 2 of that Form to alert prospective buyers about propane tanks or similar items that are not owned by the current occupant but leased.

We have already had conversations with Representative Steve Fontana on this matter and recommend that SB 5400 be referred to the Committee on Insurance and Real Estate where this aspect of the problem can be dealt with.
